

REDMOND PLANNING COMMISSION MINUTES

November 16, 2005

COMMISSIONERS PRESENT: Chairperson Snodgrass, Commissioners Allen, Hinman, McCarthy, Parnell, Petitpas, Querry

STAFF PRESENT: Jim Roberts, Cathy Beam, Deborah Farris, Rob Odle, Kim Dietz, Terry Shirk, Terry Marpert - Redmond Planning Department

RECORDING SECRETARY: Karen Nolz

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chair Snodgrass in the Public Safety Building Council Chambers.

APPROVAL OF AGENDA

ITEMS FROM THE AUDIENCE

APPROVAL OF PLANNING COMMISSION REPORTS TO CITY COUNCIL

The Chair signed the following Planning Commission Reports, which will be forwarded to City Council:

- Stream Classification Map Update
 - Portable Signs
- The Planning Commission recommends two signs, while staff continues to recommend one sign only for each business location, construction site, or real estate unit.

PUBLIC HEARING

North Redmond Neighborhood Plan Update & Washington Cathedral Request for Change of Land Use and Designation and Zoning

Chair Snodgrass recused himself because he owns property in the North Redmond Neighborhood. Vice Chair Allen presided over the public hearing. She announced that the record would be held open for an additional week to allow time for written public testimony, and described procedures for submitting additional written comments during the next week.

Kim Dietz, Senior Planner, gave an overview of the major items under consideration. She described Neighborhood Commercial proposal and details of Washington Cathedral's current request for their northern five acres, to include within a proposed mixed-use development, a senior housing component and a gathering place, and clarified that there is a separate process, a Conditional Use Permit, for the southern ten acres for the Washington Cathedral Campus Master Plan, allowed based on R-1 zoning. She explained that the public should contact the Permit Center for further information regarding the CUP process. A conceptual project at the northern intersection of NE 116th Street and 172nd Avenue NE would be called "The Square" and would consist of a mixed-use development at a small scale (NC-1). Rezones are proposed to increase zoning from specific areas of R-1 to R-4. She described the conceptual map for consideration as property for development/redevelopment over a 20-year-plus timeline.

Vice Chair Allen opened the public hearing at 7:21 p.m.

Testimony from the Audience:

Eric Fortune, 11314 167th Place NE, Redmond, spoke in opposition to a portion of the connectivity proposed by the North Redmond Citizen Advisory Committee, specifically the proposed street or trail that passes through at least nine existing lots in the Equestrian Tracts as drawn on the map. Initially, he was relieved to hear that the line was conceptual and not part of a City plan; then he was concerned when the discussion turned to the topic of how it would get into a plan and what would be the designation and profile of this hypothetical street. He requested that the plans forwarded by the Planning Commission to the City Council contain no connections, hypothetical or otherwise, for the Equestrian Tracts. He requested that the proposed connection from 166th Avenue NE to NE 116th Street be removed in its entirety, and the portion of the proposed trail passing through the Equestrian Tracts be removed from the North Redmond Neighborhood Plan. However clear the understanding might be and the intentions of today's Planning Department staff and Planning Commission members, the reality is that no prudent property owner could take these lines lightly. Those lines with Previous Multiuse Priority 1 designation would still be there in five or ten years when a totally different Planning Commission and staff would be here. A line can be accidentally misinterpreted or redesignated, so he wanted those lines removed. There could be no accidents if they are not there. He also wanted to see an absolutely clear and unequivocal statement that the City of Redmond would respect the property lines of the current owners, and would not force the sale or development of owners' property against their will. If getting the lines removed is impossible, he would like to see some changes. He would like to see nonspecific text instead of maps with lines drawn over people's property. He would like to see a clear distinction between those lines that are planned and those that would be nice to have. He would like to see a procedure for owners affected by these lines to designate that.

Commissioner Parnell inquired if Mr. Fortune would be opposed to a trail that went along the edge of his property and adjacent landowners. He also wanted to know if a proposed trail in addition to the power line trail would be a problem to him, or was it the fact that this bisects his property that bothered him.

Mr. Fortune replied that there is the power line trail to which they all have connections and all use it for access to NE 116th Street. The street is used to some degree that way now. A lot would depend on the definition of the trail. If the connection provided a way for pedestrians to get through, that would be okay. But a double-lane, black-topped street would not be okay.

Linda Petran, 11206 167th Court NE, Redmond, owner of one of the Equestrian Tracts, commented that the wish list puts in a future tract and trails in case of future development there. She said there were a number of people from the Equestrian Tracts, and she asked that they stand up. She noted that there are about 38 homes with private roads, and she had received about 30 emails on the issue from the homeowners. She acknowledged that she understood the proposed roads are a wish list. These residents realize that they are in a unique area of Redmond that is zoned R-1 with private roads and a well-established homeowners' association that maintains those roads. They also have three easement trails existing in the equestrian tracts right now. They are 15 feet wide and maintained by the homeowners' association. They are used not only by the Equestrian Tracts' owners but also by many other people in the developments around them. Those existing trails do not take up any existing owners' private properties, and were planned in the original development as shown on the original drawings. The proposed trails seem redundant because the existing trails are already there—one proposed trail is within 25 feet of an existing trail on 165th Court NE, so the equestrian tracts owners would like to have those redundant proposed trails removed. The Equestrian Tracts' owners would like to have their rights in writing.

Terry Shirk, Senior Planner, clarified that the intent of the two lines being discussed for the Equestrian Tracts is that should the development redevelop in the future those would be the connections that the Citizen Advisory Committee thought would be important for the entire connectivity in the neighborhood.

To alleviate concerns, she suggested an appropriate change to the legend on the map would be to designate those in a different category than the other trails that are clearly larger and developable parcels. She explained that City staff is not talking about pursuing these trails at this time. She acknowledged that the existing trails were recognized during the process, and are a valuable asset to the neighborhood. At Commissioner Allen's request she agreed to provide the changed legend at the next study session.

James Vandermeer, 13827 176th Place NE, Redmond, said he opposed Washington Cathedral's amended request for retail commercial development because the proposed amendment is not in compliance with Redmond's requirements, the Growth Management Act, Redmond's Comprehensive Plan Vision, Goals and Framework Elements, nor with the preferred land use patterns, and is not benign to the natural environment. The County has already ruled once that this area is not suitable for such growth by denying Molbak's request for a horticultural center, a more benign development option. He asserted that there is no need for this development with Redmond's downtown core just two miles to the south and Avondale's brand new centers just to the east. The development would negatively impact existing business, residence and property owners, decreasing both economic and physical security. The proposed uses are not compatible with the area's rural nature, and would eliminate the much needed buffer between the valley's agricultural and residential areas. The City of Redmond alone could not easily mitigate the significantly negative traffic effects since it only manages the Redmond-Woodinville Road south of the intersection. To the north it is State Route 202, and both eastbound and westbound NE 124th Street are King County thoroughfares. This development would not be for the benefit of the community, but would help fund Washington Cathedral's expansion plans. Why should the secular powers of the City be called upon to help subsidize this? Mr. Vandermeer implored the Planning Commissioners not to let this proposal go forward. He urged that they stop this outrageous sprawl and save the Sammamish Valley.

Janelle Backlund, 15719 NE 117th Street, Redmond, a homeowner in the Kensington neighborhood bordering the church property, spoke in support of the proposed development of Theno's Corner. She explained that in February 2003 at Kensington's annual homeowners' meeting, church representatives proposed a full site plan. One year later in February 2004, they made another presentation to the neighborhood association that included a DVD presentation that showed the new building and other facilities that would be on the site. The homeowners of Kensington and the church representatives have always had open communication. The homeowners of Kensington have always provided positive feedback, and were supportive of the church until about September when emails generated by people outside the North Redmond boundary were circulated. These emails contained contradictory information that was false and misleading. She pointed out that Redmond Town Center initially was not fully supported, but today is very successful as a shopping, meeting, and entertainment place. She considered the proposed development to be another opportunity to build a family-friendly place for the people of the North Redmond Neighborhood to meet and experience the historic roots of the valley with a farmers' market and other specialty shops. She encouraged Redmond City staff and the community to work together with Washington Cathedral to build something that would be a beautiful gateway into Redmond.

Barry Savage, 15706 NE 113th Court, Redmond, who has lived in the North Redmond Neighborhood for 15 years, and serves on the North Redmond Citizen Advisory Committee, said he understood the speakers being opposed to development in North Redmond, as he lives there and is concerned about the impacts the proposed development would have on the area. There are 2,200 new single-family homes planned. The CAC had to think about how to plan for the potential impact of 5,000 new residents and up to 4,000 additional cars on the streets of North Redmond, Education Hill and Downtown Redmond. To do this, the members thought about how Redmond was 15 years ago when it was a small town with few amenities and very little traffic. Now traffic is excessive on SR 202 and NE 124th Street because Redmond has 45,000 residents and 90,000 jobs. Although housing continues to explode, there are no north/south or east/west corridors being developed in north or east Redmond to help handle the traffic increases. With the mandate of looking ahead 20 years, the CAC has recommended that the corner at NE 124th Street and SR 202 be considered for future commercial development provided that the concerns raised here by

neighborhood residents are mitigated and addressed to the City's satisfaction prior to that development taking place. He encouraged all the Planning Commission members to read the entire document provided for their consideration.

Michael Iem, 16429 NE 133rd Court, Redmond, who lives in Bristol View, and is on that neighborhood's homeowners' association board, said he was speaking for all the surrounding neighborhoods to the north, south, east and west that would be affected by the proposed commercial development. Commenting that the 400 emails received by the Planning Commission clearly indicate that the community feels strongly in opposition to the proposed development, he suggested that the following six questions should be answered: (1) What is the proposed change and what type of development would it allow? (2) Is the proposal consistent with the State Growth Management Act and Redmond and King County Land Use Policies? (3) Has something changed that justifies and requires a change in the plan? (4) Is there a need for a change in zoning to supply something the public needs? (5) Is the proposed change compatible with the characteristics of the surrounding land? (6) What are the long-term effects of the proposed change likely to have and are they desirable? He stressed that the local residents would have to bear the high costs of an inappropriate, unneeded strip mall with all its ensuing problems. He spoke in opposition to the commercial development at this site, and recommended that the property should continue with R-1 zoning. He urged that the City follow the Growth Management Act and Comprehensive Plan principles because the quality of life of 10,000 people depends on that. He noted that the following speakers would address the six questions that he outlined.

Mike Hallman, 15702 NE 135th Street, Redmond, who resides in and is on the homeowners' association board of Grousemont Estates, composed of 63 homes north of the Theno's site, said that his board's position is in opposition to any commercial rezoning other than the existing nonconforming use on this five-acre parcel owned by Washington Cathedral. He thanked the City of Redmond staff for conducting an open house recently to communicate the scope and scale of this request, which was the first time the affected neighborhoods, particularly those adjacent to and just outside the city limits, heard about the proposal. He stated that Washington Cathedral has made no effort to communicate with any other homeowners' associations in the area. Any commercial retail development must eventually pencil out to be economically viable, which usually means the largest retail space, the lowest square footage cost, and the most parking. Despite the warm and friendly images that have been presented by the church, including the last resizing, this is a large, arguably huge, retail commercial strip mall attempting to shoehorn itself into the new and yet to be fully defined NC-2 classification. It is certainly not consistent with most of the policies already established in LU-40, Neighborhood Commercial designation. Looking past the rhetoric to the actual May 31, 2005 application, the proposal is for commercial buildings of 95,000 square feet, including a 45,000-square-foot grocery store. This would be equivalent to other retail centers, such as Redmond Center at 90,000 square feet and Bear Creek Center, Bella Botega, and Bear Creek Village, which are 95,000 square feet each, although the footprint would be less than these since 40,000 square feet would be on the second floor of one of the two buildings proposed. This would make it similar to the two-story commercial buildings along NE 124th Street in Totem Lake. What is not mitigated by going vertical is Redmond's requirement for a minimum of 380 to a maximum of 475 parking stalls. There would not be room for a farmer's market. He contended that the existing R-1 zoning is appropriate for transitioning to the rural area. The R-1 zoning gives the church the flexibility to spread its Master Plan over 15 acres instead of 10 and open up some green space, and permits the continuation of Theno's. He suggested that the church could sell the R-1 as residential building lots to raise money.

Steve Kennedy, 17509 NE 138th Street, Redmond, spoke in opposition to the proposed development of Theno's Corner because of potential traffic impacts. The church is planning two access points off NE 124th Street, one approximately 300 feet and another 600 feet from the Redmond-Woodinville Road intersection. A traffic study done by the church predicts that 688 vehicles in the area already would enter the shopping center weekdays between 4-6 p.m., but the Trip Generation Handbook used by traffic engineers states that 64% of grocery store trips are new trips and not people driving by. In the Puget Sound area, the accepted

rate of new trips generated by specialty retail is 75%. Official traffic counts in 2000 show 3,399 trips through the NE 124 Street/SR 202 intersection at p.m. peak hours. The church's application for the commercial property states there would be nearly three million annual vehicle trips generated by the development. On an average weekday, the development would generate approximately 7,670 trips before adjusting for pass-by trips. Based on the 2003 trip counts done in front of Theno's Dairy on NE 124th Street, there were 13,172 average weekday trips in a single day. This facility would add 3,600 new weekday trips on NE 124th. The Washington Cathedral development of ten acres is not considered in that count. There is a Level of Service (LOS) scale for traffic on roads on a scale from A to F. NE 124th Street is already at LOS E and will soon be at LOS F. He showed a picture of what NE 124th Street looks like now with a long line of cars, and concluded that the Washington Cathedral 10-acre development plus the 5-acre commercial development would be way beyond NE 124th Street's capacity. He added that King County and the State have no plans to further develop NE 124th Street or SR 202.

Marsha Martin, 15730 NE 134th Street, Redmond, commented in opposition to the proposed Comprehensive Plan amendment that would allow retail development on Theno's property, stating that the property should be retained for low-density single-family residential development. She noted that the binders provided by concerned neighbors are full of details based on Washington Cathedral's actual application and SEPA checklist. The Theno's Corner proposal typifies old-fashioned 1950s-60s strip mall, auto-oriented development that is inconsistent with the Growth Management Act, Redmond Comprehensive Plan Policies, and King County Countywide Planning Policies, all of which must be followed when making any Comprehensive Plan amendment. She agreed that the City had appropriately determined that the property is constrained and not suitable for dense urban growth by designating it Single Family Constrained and zoning it R-1, even though the property was within the Urban Growth Area and the City's annexation area at the time of designation and zoning. The recent annexation of the property into the City is not a changed circumstance that would support this proposal for commercial. The property is immediately adjacent to the King County annexation zone to the west and northwest, adjacent to low-density rural residential directly to the north, and surrounded to the north, south and west by wetlands just east of the property. The Growth Management Act and King County Countywide Policies state the need for buffers and transitional zoning on properties in the UGA that abut resource agricultural lands. Although R-4 zoning is recognized as standard minimum density in the UGA, cities have the discretion and legal ability to zone lower than R-4, so the existing Single Family Constrained is the appropriate Comprehensive Plan designation and R-1 is the appropriate zoning. To insure that land use patterns in Redmond preserve land north and east of the city outside of the UGA for long-term agricultural use, recreation and other uses consistent with rural character, she urged that Redmond Policy FW-10 guide the Planning Commission's recommendation. Ms. Martin requested that the Planning Commissioners carefully review the binders.

Michael Tanksley, 14551 166th Avenue NE, Woodinville, president of the Hollywood Hills Neighborhood Association, located immediately north of Redmond in unincorporated King County, reported that this association has gone on record as opposed to this rezoning. He noted that there are tremendous interconnections between Hollywood Hills and the City of Redmond, with many of the residents working, shopping, and being entertained in Redmond, so considering impacts to the larger community would be appropriate. He commented that the services proposed for this five-acre retail development are not the appropriate services that would draw Hollywood Hills residents to Redmond. This proposal would make the trip to Redmond for attractive services difficult trafficwise. He listed the similar services available at Totem Lake, Woodinville, and on Avondale, which are plentiful, and urged the Planning Commission not to rezone this property as requested.

Chris Thomas, 13543 160th Avenue NE, Redmond, who owns a bike shop in Downtown Redmond and lives near the Theno's property, complimented Redmond as being a great place to do business and congratulated the Planning Commission on its work so far. She mentioned that there are a few vacant storefronts in the downtown, including Redmond Town Center, and having retail on the periphery of Redmond might cause that to spread. She suggested that sidewalks and bike lanes go up to NE 116th Street from downtown. She

ended by saying she could not come up with any positive benefits that would result from the proposed zone change.

Maureen Weaver, 16011 NE 145th Street, Woodinville, WA 98072, a resident in the Hollywood Hills neighborhood, said she is opposed to the rezoning proposal for the Theno's property because the proposal is not compatible with the characteristics of the surrounding farmlands, and specifically the South 47 Farm. For the last 30 years, local governments and citizens have been working hard to preserve farmland and open spaces. In the late 1970s, King County issued bonds through a farmland preservation program in order to buy the development rights to quality farmland in the Sammamish Valley, thus insuring the land would only be used for agriculture. In 1989 the City of Redmond commissioned the Sammamish Valley Agricultural and Land Use Study, which concluded that the valley is a viable and valuable resource for urban farming. The local demand for fresh, high-quality produce is increasing, and maintaining agriculture in the valley would have significant benefits for Redmond residents. Agriculture diversifies the economy, maintains attractive open spaces, preserves the aquifer recharge and flood control flows, and limits burdens on sewer, water and transportation systems. In 1998 Farm LLC was formed. Farm LLC's mission is to preserve threatened farmland for the benefit of small farmers and the community at large and to ensure a safe local food supply. In November 1999, Farm LLC preserved a 47-acre parcel on the northwest corner of the NE 124th Street/Redmond-Woodinville Road intersection directly across from the proposed strip mall development. This parcel is known as the South 47 Farm, a thriving, organic farming oasis conveniently located near the Redmond urban core. The five-year-old business has made significant investments, and is producing something that would normally take decades to create. The farm offers u-pick fruits, vegetables and herbs. They also have an onsite public produce stand and a community garden pea patch with 85 plots serving over 70 gardeners. The South 47 Farm also rents land to local farmers to grow produce for local markets and restaurants. Over 20,000 people visited the farm this year. This farm and other small scale agricultural properties to the west and northwest of this proposed development are environmentally fragile. They would be irreversibly damaged by the construction activity for this strip mall, as well as the air, noise and water pollution and water runoff once the strip mall is operational. The lighting requirement for the commercial complex is incompatible with the farming operation because plants require a certain number of hours of darkness in order to grow properly. There would also be negative consequences suffered by wildlife such as Canadian geese. She ended by requesting that this be recognized as a 15-acre parcel.

Serena Glover, 13630 160th Avenue NE, Redmond, spoke in opposition to the rezoning of Theno's Corner, continuing the discussion regarding whether this proposal is compatible with the characteristics of the surrounding land. In addition to the environmental damage an adjacent strip mall would cause, the development would cause direct economic damage to the South 47 Farm because a grocery store would compete with farm produce sales. If this farm should be forced out of business, the destabilization of the valley would begin, and probably it would not be long before other small farms in valley would be affected. She agreed that the proposed strip mall is not an agricultural area, but disagreed that a large retail complex could realistically be called an agricultural development. Both Redmond and King County cite maintaining farmland and rural open space as a long-term vision for the Sammamish Valley. The Growth Management Act specifically recognizes the need for buffers and transitional zoning on properties in the Urban Growth area adjacent to agricultural and rural lands. Redmond policies prohibit uses that are not compatible with agricultural uses on abutting lands. Even the Comprehensive Plan and rezone amendment proposal that Washington Cathedral submitted to the City recognizes that the NC zoning request is incompatible with policies that promote buffers around agricultural areas. The proposed commercial project meets none of the planning principles, would be visually inappropriate for the valley, and would cause irreparable environmental and economic harm to the surrounding farms. In no way is this proposal compatible with the characteristics of the adjacent farmland. The City is justified in maintaining the R-1 zoning for this property.

Barbara Lau, 12941 169th Avenue NE, Redmond, a 20-year authority on environmental issues with multiple degrees in water hydrology and soils from UCLA and doctorate work at the University of

Georgia, and a published author as well, spoke to the environmental issues, stating that this site is a very environmentally sensitive area created by nature as a buffer between the valley and the upland area, and must remain a buffer between these two regions. She explained that development of this site would be detrimental to the immediate environment. There is an adjacent Class 2 stream and watershed which would no longer function as nature intended, and the stream flow and groundwater recharge of the stream would be negatively impacted. This would lead to the likely decline of the salmonoid stream and major habitat located along NE 124th Court. Eighty feet from this site, and then downstream into the Sammamish River, this stream affects all rivers, streams, habitat, wildlife, and the agricultural valley downstream. In addition, there are two watersheds within the region. She commented that the Class 2 stream on NE 116th Street recently received a \$5M culvert to help increase fish passage, and the stormwater issues are huge. The stormwater must be replaced into the correct watershed, and it must be clean—no trash, oils, or dangerous pollutants can be released. This is nearly impossible even with the best designed systems, especially during large storm events. Steep roads and cuts lead to the erosion that will negatively affect both the Sammamish River and the salmonoid species. Cutting the toe of a massive hill may lead to slope instability and the potential for slope failure. The site is an environmental gateway. Every stream has a watershed, which is defined as the region draining into the stream. Any changes to the watershed upstream will affect the rest of the stream hydrology. The site is adjacent to a Class 2 stream that is natural and has salmonoid fish use, or the potential for salmonoid fish use. The stream is a prime habitat for the salmonoid species and serves as an important water resource, food supply and cover for all wildlife, including black tail deer, a Department of Fish and Wildlife priority species. All species require cool, clean water with biomass accumulations for food. The NE 124th Street stream to the north is considered a Riparian Habitat of Local Importance. Millions of dollars were spent by King County downstream of the site to provide a large Riparian Habitat as mitigation for widening NE 124th Street west of its intersection with SR 202. Adult sockeye salmon have been spotted on the NE 124th Street stream since 2002. It is a prime habitat for many species, and flows into the Sammamish River.

Dwight Kennedy, 11218 NE 167th Court, Redmond, said that he and his wife would like to go on record as being in opposition to having any reference to a new road or trail through any parts of the equestrian tracts as part of the North Redmond Neighborhood Plan. They live in the Equestrian Tracts' development on NE 116th Street, Lot 8, and think the proposed road unnecessary because there is already a road connection between 172nd Avenue NE and 162nd Avenue NE that connects this area to Downtown Redmond. A connector trail would be duplicating the Puget Power trail 100 feet south of the proposed trail.

Kate Dunn, resident of Education Hill off 111th Street, reported that she had read through the entire recommendation, commended the Citizen Advisory Committee and staff for an outstanding document, and said that community outreach was incredible. Regarding the Washington Cathedral/Theno's Corner, she agreed with the Citizen Advisory Committee's and staff's position not to support the change in zoning to Neighborhood Commercial at this time. In the Transportation Master Plan (TMP), she pointed out that there are no measures to require project-specific capacity or to limit improvements; there is no funding directly through the TMP for the rezone; and there is no ability to monitor the traffic impacts on this development. She requested that the Planning Commissioners look at the policy to make sure it is consistent with the Neighborhood Commercial policy in the Comprehensive Plan. She also requested that they consider making it supplemental or consolidating the requirements into one general citywide policy, doing the same thing with the regulations, and comparing the regulations to the Avondale regulations. She recommended that parking be on the rear or side for The Square concept, with the exception of either parallel or angled parking in the front on the street be allowed, if possible. Regarding the multi-modal corridors, she pointed out that the Citizen Advisory Committee recommendation is inconsistent with the designation of the 172nd Avenue NE segment north of NE 116th Street as future multi-modal, and hopes this would be brought to consistency. She suggested that the Planning Commission define this standard for citywide, and then consider the supplemental requirements of the neighborhood. This is important for the funding of multi-modals. She suggested strengthening NR-31 so that it does more than develop a trail system that links, and add language to promote usage of signage, lighting, benches and other amenities that

direct attention to these trailheads in these neighborhood designations. The trail system signage is being developed citywide, and there is a neighborhood requirement for that as well. She thought it might not be reasonable to assume that all developers can put trees on all streets, so determining who would fund them is necessary. Innovative housing is important to her, and she disagreed with the policy mandating affordable housing. She requested that they consider her prepared list.

Marguerite Moskat, 17018 NE 113th Court, Redmond, who has lived on Education Hill for 15 years, thanked the Citizen Advisory Committee for what it has done over the past year—for encouraging a variety of housing options, for preserving the community character and design on Education Hill and North Redmond, for taking into consideration the environmental protection issue, and for attempting to preserve the open spaces in that area. She continued that her family is completely opposed to the Neighborhood Commercial development, The Square and Theno's Corner, because it would bring more traffic. She also did not think children in the area need more consumer opportunities. She chose to live in that area because there is no retail. She commented that she is not opposed to the alternative housing options, and noted that suburban sprawl takes away from Downtown Redmond.

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John Eliason, 9003 172nd Avenue NE, Redmond, who for 18 years has lived on Education Hill near Nike Park, stated that he and his wife own and operate Discover Yoga in Downtown Redmond. They care about the community of Redmond and the business environment. They are also members of Washington Cathedral. They think that Washington Cathedral shows the same kind of caring for the community as they do as parents. The church has been the best of neighbors. Washington Cathedral offers an extracurricular environment for youth that is safe and contributes to our children's mental, physical and spiritual wellbeing. They see the zoning change as a chance to begin to fix the problems at Theno's Corner. He requested that the Planning Commissioners recommend the rezoning.

Sandy Dunn, 17003 NE 136th Place, Redmond, who has lived in English Hill for 13 years, said she is interested in keeping the community safe and thriving, but is tired of overdevelopment, traffic and growth. She urged people not listen to the falsehoods that Washington Cathedral plans to build a strip mall at Theno's Corner. She encouraged everyone to read the documents carefully to understand Washington Cathedral's plans.

Dale Margeson, 16135 NE 112th Street, Redmond, speaking on behalf of the Education Hill Citizen Advisory Committee, expressed strong support for the extension of 183rd Avenue NE through to NE 116th Street, provided that traffic calming measures could be incorporated into the street design and a sufficient right-of-way is available to ensure proper safety. This connection is an intricate component to the health and vitality of the neighborhoods. He respectfully recognized the concerns of those who question the connection; however, the Education Hill CAC has studied this, and perceives this would help traffic throughout the Education Hill and North Redmond neighborhoods. He explained that the extension would improve access and public safety for existing residents who are served by 183rd Avenue NE, as well as the new residents of the 90 homes that would be built in the Avondale Estates development located at the end of 183rd Avenue NE. An extension of the street would provide an important connection between the two neighborhoods and access to Einstein Elementary for those who live south of the Puget Power line. Without this extension, all residents in this area have only one way available to an arterial, NE 104th Street to the south.

Michelle Roulard, 17006 NE 88th Street, Redmond, a resident of Education Hill and a Downtown Redmond business owner, commented that she feels strongly that maintaining the heritage of Redmond could be done with the Theno family developing a new and improved Theno's, and is in full support of a retail-oriented center on Theno's Corner. She has been impressed with the City's recent improvements that have maintained a safe, family-oriented environment.

Commissioner Petitpas clarified that the Theno's family does not own the property any more, but has an agreement to keep the business as it is today.

Dan Kobe, 11416 167th Place NE, Redmond, who lives in the Equestrian Tracts (Lot 4), commented that the Citizen Advisory Committee has put lines on a concept map depicting roads that would go through seven of the Equestrian Tracts. If he were to put his house on the market, he would have to answer a disclosure statement question asking if he knew of any proposals that would adversely affect his property, and he would not know how to answer that.

Commissioner Allen encouraged him to watch the Planning Commission's next study session on November 30 for information about this.

William Westwater, 9507 167th Avenue NE, Redmond, spoke in support of The Square and Theno's Corner. He commented that the concept of Neighborhood Commercial is interesting. The Square has the potential for providing the ability to buy groceries without going to Downtown Redmond. He goes to church at Washington Cathedral, and would shop there when he goes to church, but not at any other time. He has seen the plans and thinks they are right in line with Redmond's concept for Neighborhood Commercial, which is local services and not destination shopping.

Lawrence McMurtry, 13925 Redmond-Woodinville Road, who has lived for 30 years on the Christmas Tree Farm, which began as a vegetable farm, spoke about the purpose of zoning being to stop inappropriate use of land. He continued that over half of the valley sold development rights for \$50M, and now there is a zoning change proposal. He questioned why the church is asking the public to subsidize them and give up the quality of life that they have to help the church. He requested that the Planning Commissioners think about what would happen to his Christmas tree farm from the traffic impacts. He urged that the City avoid changing the zoning on this property.

Bob Chamberlin, 11405 169th Court NE, Redmond, said he had attended a number of CAC meetings, and the issues of most concern to him are: (1) Retail space – generally opposed, but does not really care. (2) Village Square retail space at NE 116th Street and 172nd Avenue NE – strongly opposes. (3) Making 172nd Avenue NE a thoroughfare to NE 124th Street – strongly opposed. (4) New roads and trails – redundant because of nearby parallel trail; would require the removal of 8-9 significant trees - opposed. (5) Apparent lack of speed controls on NE 116th Street – For seven years, the City has promised enforced 20 mph and local access only; this is now slated on CAC plan to be a thoroughfare – opposed. (6) Community meeting space and parking lot at NE 116th Street Fire Station – opposed, because not needed; school facilities are available. The retail space is the biggest concern. A majority of the neighboring residents are opposed to it as revealed by door-to-door surveys, and he hoped the Planning Commission would have their preference as the objective. He agreed to email his written comments.

Troy Howe, 10836 NE 108th Street, Kirkland, who is a member of the church and building committee, and helped put together the Theno's Corner proposal and worked on the Campus Master Plan, provided some literature about the Campus Master Plan and some excerpts from the application. He went over the process the church has followed with the City, the CAC, and neighborhood groups, saying the proposal went from a conceptual idea to the vision of Theno's Corner having retail on the lower floor and senior residential on the upper floor. He noted that the church is aware that this property is a cultural and historic vestige of the valley at an intersection of open space in a sensitive area. The church hopes to work with the City throughout what will be a malleable process.

Bruce Blake, 23909 Paradise Lake, Woodinville, assured the audience that Washington Cathedral is willing to do its part to mitigate whatever traffic impacts result from the development. The church's objective is to be part of the solution and not part of the problem. Regarding the environment, there would be several

restrictions on what they can do with the property. He explained that the Class 2 stream goes dry several months out of the year, usually when the salmon could go upstream. The church would provide required buffers and other requirements. Washington Cathedral is seeking to enhance and activate that corner to make an entryway into Redmond. He grew up on a farm, and does not think the lights would have an impact on the plants. He thought a farmers' market would be an enhancement to the South 47 Farm. In response to the concern about scale, the application discusses a range of sizes that could reach up to 95,000 square feet, but the applicant is not proposing that—55,000 square feet is the footprint limit and some senior housing that would have limited impact on the surrounding uses. The church representatives will work with the Planning Commission to develop appropriate agreements and to make sure this is beneficial to the community in its entirety. They think this proposal would fit the Neighborhood Commercial policy, and are serious about making connections to the valley.

Armand Stein, 16603 NE 113th Street, a resident in the Equestrian Tracts, said he understands the line is theoretical, but gives the appearance of being a physical thing that would affect his property. He suggested having text language about this concept, but requested removal of the line from the drawing. He said he supports The Square slightly, but the project would have to be done properly as a community type of place. He thought the worst way to welcome people to Redmond would be for them to see a large commercial development. There would be no buffer as there is now with R-1.

Deb Wexler, 17409 NE 116th Way in Whistler's Ridge, commented that her master bedroom faces NE 116th Street, and she has noticed significant truck traffic on NE 116th Street from 11 p.m. to 6 a.m. She voiced her opposition to the proposal. She recommended the need for a signal light across from Einstein Elementary, another on 172nd Avenue NE and NE 116th Street, and a third light across from Kensington to Rockwell Elementary. She noted that the school buses do not go into the neighborhoods, so the kids are expected to cross NE 116th Street to catch the buses.

Joanne Armos Bily, 11512 169th Court NE, Redmond, spoke in opposition to The Square concept, mostly because the City cannot regulate what would happen there. She went door to door in Graystone, which resulted in a petition with fifty signatures opposed to the proposal. She claimed that she spent a lot of time voicing her opinion with the CAC, but did not feel she has been heard. As she lives directly behind the fire station, she is opposed to using the fire station as a community center, since it would probably affect her property value. She questioned the authority of the CAC, and noted that the wife of a key member of the Planning Commission serves on the CAC, and at one point a City Council member was on the CAC. She questioned its full representation of the community, and if it represents the needs of the residents or a hidden agenda of the City. She expressed opposition to the trails coming through the neighborhoods as there are already sidewalks and more than enough walking space.

Commissioner Allen reminded Ms. Bily that Commissioner Snodgrass had recused himself.

Louise Gaffin, 11504 169th Court NE, Redmond, a Redmond resident since 1966 and owner of five acres designated Griffin Estates in this area, was opposed to The Square at Theno's Corner and to the trails. She does not want the public infringing on her. She agreed with previous speakers that there are other places to walk, and there is no need for a meeting room at the proposed fire station.

Claire Marsh, 11402 169th Court NE, referred to the letter she had submitted earlier, noting that her property line is on the conceptual trail line. She is opposed to this line because this is a private road and community, and she does not want to lose her privacy. She would like to see the lines removed and possibly receive a letter in writing stating that this is a wish list item not to be built immediately. The power line trail is already developed for miles. She is opposed to 172nd Avenue NE going through to NE 124th Street because that would increase traffic problems for the surrounding community as well. Should that road go through, a stop light at 172nd Avenue NE and NE 116th Street would be necessary to slow cars down and provide others an opportunity to get out of the driveways and onto NE 116th Street. There is a telephone pole there that

obscures vision. She spoke in opposition to The Square because it would not provide enough parking, so parking would overflow into adjoining neighborhoods, and also because the small business selling milk would not be able to sustain itself from the walk-in trade that would be there. There is no need for another coffee shop since there is already one down on Avondale Road.

David Nash, 17620 NE 173rd Street, an 18-year resident of Redmond, talked about urban sprawl and so many cities looking the same. He commented that Redmond has a unique opportunity to create a friendly pedestrian city with a lot of character. He does not oppose development, but believes development should go into the downtown.

Commissioner Hinman moved to extend the meeting past 10 p.m.

Jim Laurel, 22600 NE 142nd Place, Woodinville, who owns a business in Redmond, spoke in opposition to the request for rezoning Theno's Corner. The community does not want nor need a strip mall in this location. Traffic is a growing problem in this area and commercial for Theno's Corner would exacerbate the problem. He urged the Planning Commission to deny the request to rezone the property from R-1 to Neighborhood Commercial.

Larry Martin, 15730 NE 134th Street, Redmond, recommended clarifying the action before the Planning Commission, which is to consider and recommend to City Council whether or not the Comprehensive Land Use Plan for the City of Redmond should be changed from a designation of Single Family Constrained to Neighborhood Commercial. Washington Cathedral does not know what would be built on that property, but its goal is to make money on that property to help fund the church's expansion. The church can build only what the market will allow. A 95,000 square feet built on this site would not be a friendly little project. He requested that the Planning Commissioners look carefully at the actual documents submitted on which the applicant lists what is probable.

Reed Probst, 11410 165th Court NE, Redmond, who lives in Equestrian Tracts, explained that in spite of the homeowners knowing of this meeting for one week, 21 out of 35 homes, and an additional four who could not attend, were represented at this meeting and are opposed to the proposal. He requested that the Planning Commissioners not recommend the proposal.

Commissioner Querry suggested that all present come to the next study session to hear what is being discussed and use "Items from the Audience" to add further different testimony.

Commissioner Parnell described other ways citizens could receive information, such as through the City's website and RCTV, and could submit testimony through emails to planningcommission@redmond.gov.

Darren Bruntz, 11856 174th Place NE, Redmond, living in Whistler Ridge and previously in the Bella Bottega area, commented that he is opposed to this proposal because it would not preserve the integrity of the neighborhood, which is a commercial-free place. He would like to see The Square become a park because the homes in this area have very small yards.

Andy Raffman, 11420 171st Place NE, Redmond, in the Graystone development, voiced his opposition to The Square and the 172nd Street extension. He thought there would not be much to limit who could move into the commercial area or the 50 residential apartments. He found it strange that lower income housing is proposed for this area that is the only area that currently has that housing segment. He noted that home delivery for milk is an alternative for buying milk. He thought the 172nd Street extension impractical and noncompliant with the Growth Management Act.

Vice Chair Allen kept the public hearing for written comment open for until November 23, but closed the spoken testimony portion of the North Redmond Neighborhood public hearing.

Kim Dietz, Senior Planner, presented a packet of emails received over the past three weeks. She agreed to check into making these emails available on line for private access by the Planning Commissioners.

Terry Shirk, Senior Planner, acknowledged that a third of the Citizen Advisory Committee were present at this meeting.

Lori Snodgrass, representing the Citizen Advisory Committee, encouraged those non-CAC member neighbors who were present to volunteer on the Citizens Advisory Committee to help keep the dialogue open.

The next Planning Commission meeting will be held on November 30.

ADJOURN

Vice Chair Allen adjourned the meeting at 10:20 p.m.

Minutes Approved On:

Recording Secretary:
